VENETIAN COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS’ MEETING
OCTOBER 12, 2015
VENETIAN COMMUNITY
DEVELOPMENT DISTRICT AGENDA
October 12, 2015 at 9:30 a.m.

To be held at the Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

District Board of Supervisors        Jerry Jasper        Chair
                        Jim Shea          Vice Chair
                        Mike Craychee     Assistant Secretary
                        Barry Snyder      Assistant Secretary
                        Harry Orenstein   Assistant Secretary

District Manager                   Kristen Suit        Rizzetta & Company, Inc.
District Counsel                   Andrew Cohen        Persson & Cohen, P.A.
District Engineer                  Rick Schappacher   Schappacher Engineering, LLC

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at 9:30 a.m. with the first section which is called Public Comment. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called Business Items. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors’ discussion, motion and vote. The third section is called Business Administration. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fourth section is called Staff Reports. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called Supervisor Requests and Comments. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager’s office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
October 7, 2015

Board of Supervisors
Venetian Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on Monday, October 12, 2015 at 9:30 a.m. at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the agenda for this meeting:

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENT
3. BUSINESS ITEMS
   A. Update Regarding River Club Management Transition
   B. Consideration of Proposal from J&L Geo Thermal to Add One Additional Geo Thermal to the Resort Swimming Pool ...... Tab 1
   C. Discussion Regarding Standing Water on Veneto Blvd.
   D. Discussion Regarding Miscellaneous Contingency and Other Budget Line Items
4. BUSINESS ADMINISTRATION
   A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on September 28, 2015 .......................................... Tab 2
5. STAFF REPORTS
   A. District Counsel
   B. District Engineer
   C. River Club
   D. Field Manager
   E. District Manager
6. SUPERVISOR REQUESTS AND COMMENTS
7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913.

Very truly yours,

Kristen Suit
District Manager

cc: Andrew Cohen, Persson & Cohen, P.A.
Tab 1
SEPTEMBER 28, 2015
VENETIAN GOLF & RIVER CLUB \[ATTN: MIKE\]
502 VENETO BLVD.
N. VENICE, FL 34275

THE REQUIRED BTU/H TO MAINTAIN THE RESORT POOL AT 87° WOULD BE 
ESTIMATED AT 630,899 WHICH WOULD REQUIRE SIX (6) AQ-140 GEO-THERMAL POOL 
HEATERS WITH AT LEAST 10° LOSS IN A 24 HOUR PERIOD.

THE ESTIMATED AVERAGE AMBIANT TEMPERATURE WOULD BE 45° LOW/ 75° HIGH; 
DEPENDING ON THE AMOUNT OF WIND, RAIN, AND AVAILABLE SUN LIGHT.

ELECTRICAL ESTIMATE BY WAYPOINT ELECTRIC: $1,600.00 (INCLUDED)

THE ESTIMATED COST TO INSTALL ONE (1) AQ-140 GEO-THERMAL POOL HEATER 
WOULD BE $ 7,900.00 (SEVEN THOUSAND NINE HUNDRED DOLLARS) USING THE 
EXISTING NEW ELECTRICAL POWER, WELLS, WELL PUMP, CEMENT PAD, AND LABOR.

WARRANTY: ONE(1) YEARS ON ALL PARTS & LABOR – FIVE(5) YEARS ON COMPRESSORS

PROVISION:
ALL SERVICE CALLS CAUSED BY ACTS OF GOD OR SUB-SURFACE WATER MOVEMENT WILL BE BILLED TO THE OWNER AT CURRENT 
HOURLY RATE PLUS MATERIALS. ANY AND ALL SERVICE ADJUSTMENTS, TURNING OF VALVES, ETC. BY ANYONE OTHER THAN J&L, 
INC. PERSONNEL WILL VOID ALL WARRANTIES. ALL POOL AND SPA CHEMICALS OR ADDITIVES WILL BE ADDED ON DISCHARGE SIDE 
OF HEAT EXCHANGERS. ANY AND ALL CORROSION OR EROSION CAUSED BY CHEMICAL IMBALANCE, VOIDS ALL WARRANTY(S). IF A 
HEAT EXCHANGER SHOULD DEVELOP A LEAK, IT WILL BE SENT TO THE FACTORY FOR ANALYSIS BEFORE BEING REPLACED. ALL 
GEO-THERMAL WELLS WILL BE DRILLED TO THE NORMAL DEPTHS, FOR THE PROPOSED AMOUNT. SHOULD UNFORSEEN CONDITIONS 
OCCUR AND THE WELL DOES NOT YIELD THE PROPER AMOUNT OF WATER, THE WELLS WILL BE DRILLED TO THE ADEQUATE DEPTH SO 
THAT THE GEO-THERMAL HEATERS OPERATE AT MAXIMUM EFFICIENCY, AND ANY ADDITIONAL CHARGES WILL BE BASED ON TIME, 
MATERIAL AND ACTUAL COSTS. IN THE EVEN SUIT IS BROUGHT AGAINST CUSTOMER FOR COLLECTION OF ANY OUTSTANDING SUMS 
DUE TO J&L, INC. OR HAS TO BE COLLECTED BY AN ATTORNEY, CUSTOMER SHALL PAY ATTORNEY FEES AND COSTS INCURRED BY 
J&L, INC. FOR MAKING SUCH COLLECTION.

THIS PROPOSAL IS RESPECTFULLY SUBMITTED FOR YOUR REVIEW AND CONSIDERATION.
RESPECTFULLY SUBMITTED,

JOHN PUTERBAUGH, PRESIDENT

ACCEPTANCE OF PROPOSAL:

SIGNATURE

DATE
Tab 2
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

VENETIAN
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Venetian Community Development District was held on Monday, September 28, 2015 at 9:30 a.m. at the Venetian River Club, 502 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

Jerry Jasper Board Supervisor, Chairman
Jim Shea Board Supervisor, Vice Chairman
Mike Craychee Board Supervisor, Assistant Secretary
Barry Snyder Board Supervisor, Assistant Secretary
Harry Orenstein Board Supervisor, Assistant Secretary

Also present were:

Kristen Suit District Manager, Rizzetta & Company, Inc.
Andy Cohen District Counsel, Persson & Cohen, P.A.
Rick Schappacher District Engineer, Schappacher Engineering
Kareen Richard Field Manager, Venetian CDD
Josh Grant General Manager, River Club
Scott Kissell General Manager, Vision Golf & Association Management
Audience

FIRST ORDER OF BUSINESS Call to Order

Ms. Suit called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS Public Comment

Ms. Suit opened the floor for public comments. There were none.

THIRD ORDER OF BUSINESS Update Regarding River Club Management Transition

Mr. Kissell discussed the e-mail previously sent to the Board over the weekend regarding the separation and onboarding. The to-do list needs to be reviewed to determine if the items were previously included in the contract. Mr. Kissell advised most were not: the 5 workstation battery back ups were discovered during transition the cost is approximately $65.00, the 15’ USB cable for the postage machine is $15.00, the additional monitors are $150 each, the largest priced item is the POS touch screens are $550 each. Discussion ensued.
Mr. Kissell advised Entech will be on site today to fix the IBS issues. Nancy from the front desk and Bob from the pro shop will be leaving.

Mr. Snyder discussed courtesy phones. Discussion ensued.

Operations and procedural changes; a letter will be going out to residents in the second week of October. Effective January 1st, paperless billing will begin

FOURTH ORDER OF BUSINESS  Consideration of Victory Security II, LLC Contract for Privacy Services, Effective October 1, 2015

Mr. Craychee and Mr. Cohen discussed the privacy services contract with the Board. Mr. Cohen advised he is okay with moving forward with the contract. Discussion ensued.

Mr. Jasper reviewed his comments to the contracts. Discussion ensued regarding changes to the contract, including paragraph 5 regarding possible increase to the fee. Ms. Richard will get a revised contract from Victory.

On a Motion by Mr. Craychee, seconded by Mr. Orenstein, with all in favor, the Board authorized Mr. Craychee to execute the contract, subject to revisions discussed on the record, for Venetian Community Development District.

FIFTH ORDER OF BUSINESS  Consideration of Insurance Proposals

Mr. Jasper and Mr. Cohen discussed the revised proposals with the Board. Discussion ensued.

On a Motion by Mr. Shea, seconded by Mr. Jasper, with four in favor and Mr. Snyder opposed, the Board approved the Stahl PGIT package – Option 1, including public officials liability, liquor liability, workers compensation, and package flood, for Venetian Community Development District.

SIXTH ORDER OF BUSINESS  Consideration of Proposal from Action Security for Replacement of Two Defective Gate Control Loops at Exit Gate

Mr. Craychee presented the proposal from Action Security for replacement of two defective gate control loops at the exit gate advising the total is $1,300.00 to replace both. Discussion ensued.

On a Motion by Mr. Craychee, seconded by Mr. Orenstein, with all in favor, the Board approved the Proposal from Action Security in the amount of $1,300.00, for Replacement of Two Defective Gate Control Loops at Exit Gate, for Venetian Community Development District.
SEVENTH ORDER OF BUSINESS  Consideration of Proposal from J&L Geo Thermal to Add One Additional Geo Thermal to the Resort Swimming Pool System

Mr. Craychee discussed the proposal with the Board. Discussion ensued. This item was tabled until the first October meeting when Mr. Craychee can get additional information.

Mr. Grant further advised the Fitness Committee discussed the pool heaters with regard to two items; one being purchasing an additional heater and the second being the possibility of cooling the pool in the summer months. Discussion ensued.

EIGHTH ORDER OF BUSINESS  Consideration of Resolution 2015-11, Providing for the Direct Collection of Assessments

Ms. Suit provided an overview of the resolution, advising that Rizzetta’s Financial Consulting department needs installment terms to create invoices for the condo units that were not platted in time to be placed on the County tax roll.

On a Motion by Mr. Shea, seconded by Mr. Jasper, with all in favor, the Board adopted Resolution 2015-11, Providing for the Direct Collection of Assessments, for Venetian Community Development District.

NINTH ORDER OF BUSINESS  Consideration of the Minutes of the Board of Supervisors’ Meeting held on September 14, 2015

Ms. Suit presented the minutes of the Board of Supervisors’ meeting held on September 14, 2015 and asked if there any questions or comments related to the minutes. Revisions were noted.

On a Motion by Mr. Snyder, seconded by Mr. Jasper, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on September 14, 2015, as amended, for Venetian Community Development District.

TENTH ORDER OF BUSINESS  Consideration of the Minutes of the Pool and Fitness Committee Meetings held on April 20, 2015 and May 18, 2015

Ms. Suit presented the minutes of the Pool and Fitness Committee meetings held on April 20, 2015 and May 18, 2015 she asked if there any questions related to the minutes. There were none.
ELEVENTH ORDER OF BUSINESS  Consideration of the Operation and Maintenance Expenditures for the Month of August 2015

Ms. Suit presented the operations and maintenance expenditures for the period of August 1-31, 2015 which total $96,635.59. Discussion ensued regarding Site Masters of Florida credit memo. Mr. Schappacher explained the credit to the Board.

On a Motion by Mr. Shea, seconded by Mr. Craychee, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Period of August 1-31, 2015, which total $96,635.59, for Venetian Community Development District.

TWELFTH ORDER OF BUSINESS  Consideration of the Operations and Maintenance Expenditures for River Club Transition for the Month of August 2015

Ms. Suit presented the operations and maintenance expenditures related to the River Club Transition for the period of August 1-31, 2015 which total $28,577.88. Discussion ensued as to the coding of the expenses. Mr. Snyder suggested it may provide for more open disclosure to account for these expenses as a separate transition budget class.

On a Motion by Mr. Snyder, seconded by Mr. Craychee, with all in favor, the Board approved the Operations and Maintenance Expenditures Related to the River Club Transition for the Period of August 1-31, 2015, which totals $28,577.88, not to exceed $50,000, for Venetian Community Development District.

THIRTEENTH ORDER OF BUSINESS  Review of August 2015 Financials

Mr. Grant presented the August 2015 River Club financials to the Board. Discussion ensued regarding cost of services and point of sale.

Ms. Suit presented the August 2015 CDD financials to the Board. Discussion ensued.

FOURTEENTH ORDER OF BUSINESS  Staff Reports

A. District Counsel

Mr. Cohen advised the Disclosure of Public Finance document has been sent for recording. Regarding the small claims issue; a letter was sent to the ex-husband at his mothers’ house to effect proper service. They have not heard back; the trial is set for the end of October. He advised his recommendation is to wait until the next meeting to see if a response is received and then decide from there if the Board would like to proceed toward trial.
Mr. Cohen advised that Mr. Jackson informed him of the Boards’ interest for Sunshine Training for Committee members; he advised he is glad to do one free of charge and it could possibly be conducted in January.

Mr. Cohen advised he has questions related to the Rizzetta Amenities contract, which will be discussed under the District Management Report by Ms. Suit.

B. District Engineer
Mr. Schappacher advised about half of the stormwater recertification has been completed. He advised the outfall to lake #2; the rip rap down stream of the weir, they put the fabric and rip rap 40 to 50 feet above the weir, the rip rap has dropped 5 to 6 feet in elevation; he recommended adding additional rip rap. Discussion ensued. He further advised there is erosion on lake #33 which he will inspect.

C. River Club
Mr. Grant advised he had no further report.

Mr. Kissell discussed accounts receivable and advised he will further discuss with Mr. Grant. Further discussion ensued.

D. Field Manager
Ms. Richard discussed the additional expense of $678.84 for a total of $1,700.00 for the Golf Cart repairs.

Ms. Richard advised there is standing water on Veneto Boulevard in several locations; she advised there are questions related to who is responsible for the repairs necessary. Tri-County Landscape has provided a proposal in the amount of $585.00 to install a drain pipe with catch basin. Discussion ensued. This item was tabled to the next meeting.

Ms. Richard advised the No Trespassing signs have been installed; and a mailbox had to be replaced.

E. District Manager
Ms. Suit advised the next regular meeting of the Board of Supervisors is scheduled for Monday, October 12, 2015 at 9:30 am.

Ms. Suit advised today’s meeting will be the last meeting that hard copies of the agenda books will be provided. The Board advised they would like to continue to receive hard bound books.

Ms. Suit presented a contract from Rizzetta Amenity Services for Professional Field Services, and advised it is included in the fiscal year 2015/2016 budget. Discussion ensued concerning this item being included in the Rizzetta & Company, Inc. management contract. This item was tabled. Ms. Suit will obtain additional information and report back to the Board.
FIFTEENTH ORDER OF BUSINESS  Supervisor Requests

Ms. Suit opened the floor to supervisor requests and comments.

Mr. Jasper asked about the new River Club website, he advised he is still being directed to the WCI River Club page. He asked if that will soon be updated to the River Club site. Mr. Kissell advised it will be updated soon.

Mr. Cohen advised he has a trial set for October 12, 13, & 14 and therefore he may not be attending the next CDD meeting.

Mr. Craychee provided an update regarding the clock tower. Discussion ensued regarding the gate lights; they are dim and in need of repair as it is possibly a power source issue.

Mr. Jasper addressed Mr. Grant; and said it has been great working with him and speaks on behalf of the Board when he says he appreciates everything.

Ms. Suit opened the floor to Audience Comments. There were none.

SIXTEENTH ORDER OF BUSINESS  Adjournment

On a Motion by Mr. Snyder, seconded by Mr. Jasper, with all in favor, the Board adjourned the meeting at 11:29 a.m., for Venetian Community Development District.